

real estate **auCTION**



All Proceeds from
Auction Benefit

MAKE-A-WISH®

Simmons

H O M E C O L L E C T I O N S

2600 W Tucson Court, Broken Arrow, OK 74011

Williams & Williams® is partnering with Simmons Homes and Make-A-Wish® to auction this new 2,300+/- sf home.

Auctions: 6:30pm, Thursday, August 7th

Nominal Opening Bid: \$25,000

Open Public Inspections: 11am-4pm, Saturdays and 1-4pm
Sundays or by appointment. Buy a "Wish Star" and be entered
into a drawing for prizes!

Bid on location or live online at  **auCTIONnetwork.com**



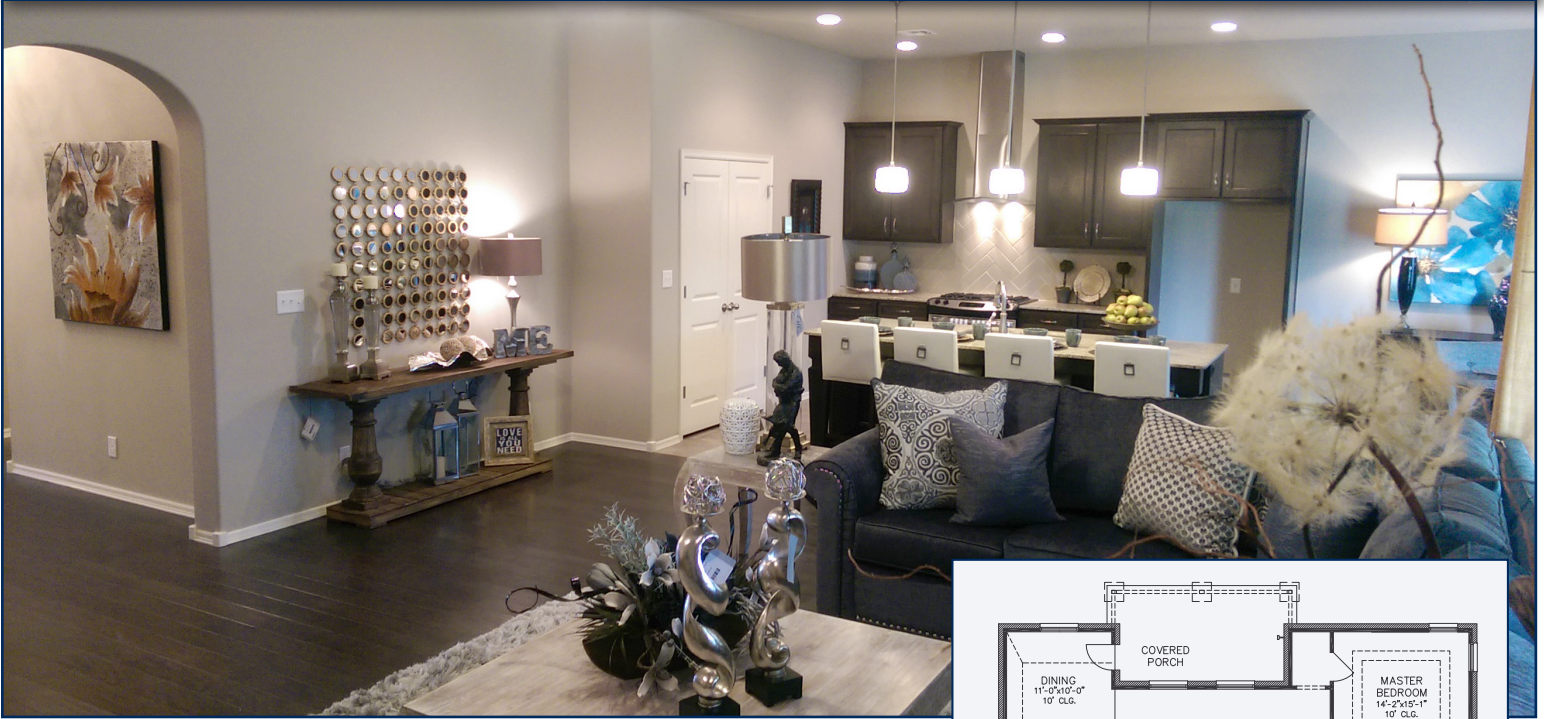
Call Cassie at 918.362.6522 or visit williamsauCTION.com/wish



OK BRADFORD PETER WHITE RE LIC 149972.

* Simmons Homes will donate all proceeds from home sale to Make-A-Wish.

Home



Bailey Plan in The Villas of Spring Creek

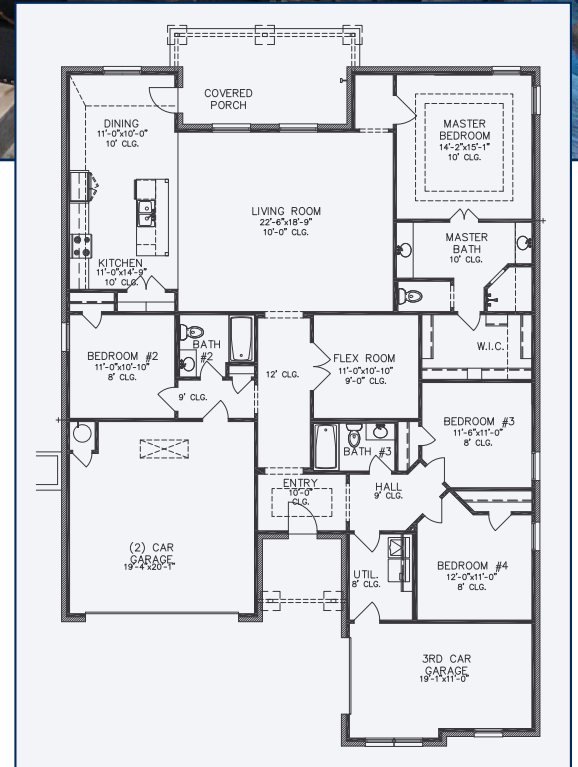
by Simmons Home Collections

Open, 2,300+/- sf home with premium finishes including stainless appliances, upgraded flooring, 42" kitchen cabinets with hardware, ceiling fans and lighting fixtures, and granite countertops.

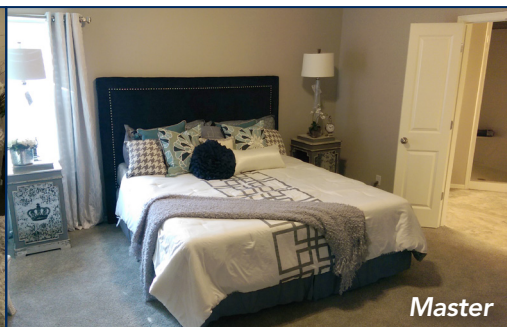
The functional, stylish home features four bedrooms, three bathrooms and a flex room - all in one story. Plus, enjoy the convenience of a covered patio and a third-car, side-entry garage with safe room/shelter.

Situated in a growing and desirable area near recreation and shopping in the award-winning Broken Arrow School District, the Bailey offers all you need to live, play and dream.

Simmons Homes will provide a "Standard 1-year limited builder warranty".



Living



Master



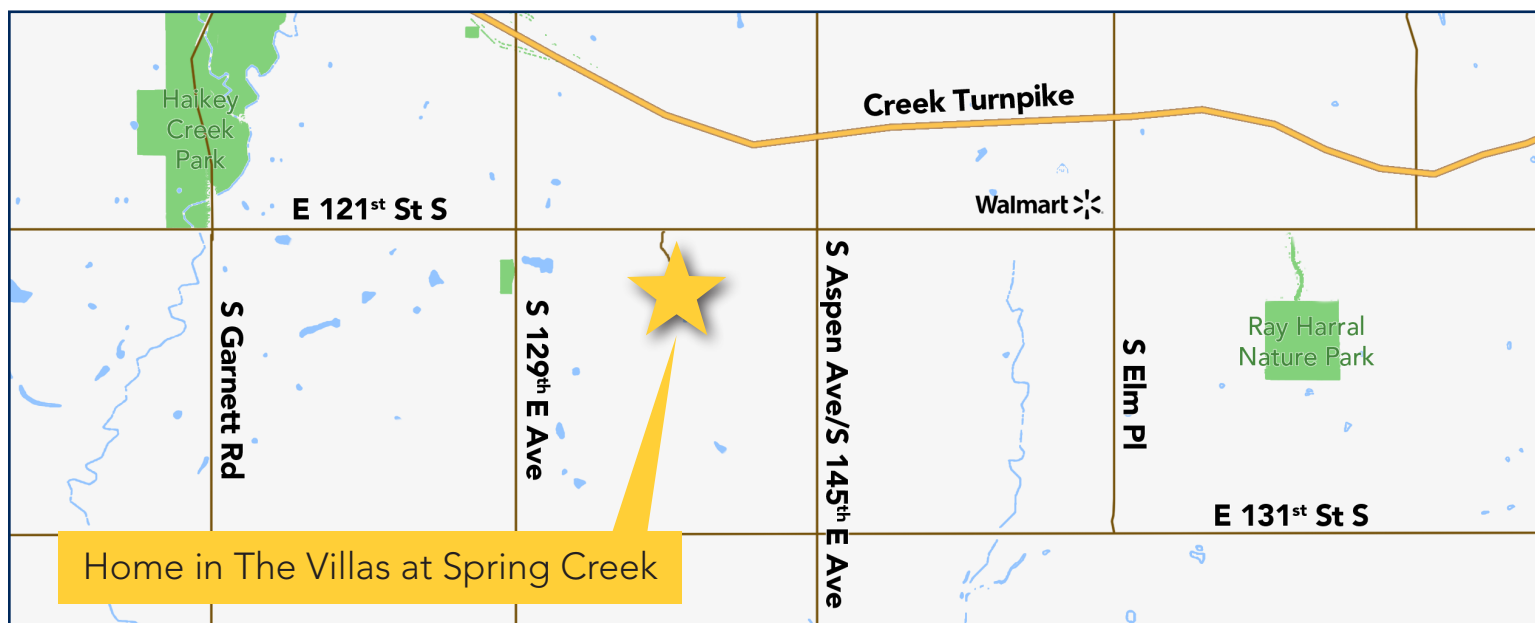
Bedroom



BUILD. Simmons Homes, through the generous support of many suppliers, is proud to donate this home: its newest design, the Bailey plan, in the company's newest neighborhood, The Villas of Spring Creek in Broken Arrow. Simmons Homes is metro Tulsa's largest home builder and constructs affordable, energy efficient homes from \$138,000 to more than \$275,000. Founded in 1994 by Greg Simmons, the company is celebrating 20 years of helping customers achieve the dream of homeownership. With a reputation for architectural innovation, tremendous quality, superior customer service and unmatched warranties, Simmons Homes has earned recognition on Builder Magazine's Builder 200 List, TulsaPeople's A List, and as Oklahoma Magazine's Best of the Best – Home Builder. For more information about Simmons Homes and its new home developments, visit SimmonsHomes.com.

BID. Williams & Williams® is a Tulsa-based national real estate auction company with a proven performance record for all types of real estate sales including residential, commercial, farms and ranches, land and luxury homes. We are proud to partner with Simmons Homes and Make-A-Wish® Oklahoma, and are donating the services of our nationally-known auction teams, award-winning marketing division, and the talents of Auction Network® for this event. Our global outreach will bring bidders to compete to own this beautiful Simmons home and help Make-A-Wish® grant the heart's desire of children with life-threatening illnesses. Learn more about buying and selling homes at auction by visiting williamsauction.com.

BELIEVE. Every 38 minutes Make-A-Wish® grants the wish of a child diagnosed with a life-threatening medical condition in the United States and its territories. We believe that a wish experience can be a game-changer. This one belief guides us in everything we do. It inspires us to grant wishes that change the lives of the kids we serve. Learn more at oklahoma.wish.org.



Questions? Call Cassie at 918.362.6522

Build • Bid • Believe



Terms of Sale

Registration at the auction confirms your agreement to the terms and conditions of sale as stated in the Contract for Sale and its Addenda (the "Contract") which are incorporated by reference into your bidding. DO NOT BID unless you have registered, received a Bidder's Card and Sale Day Notes and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. However, Simmons homes will be providing a One Year Limited Builder Warranty to the buyer. A copy of which is available upon request. Williams & Williams represents the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Sale Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures). Current year's taxes are pro-rated through day of closing as is customary.

Each high bidder must make a 5% non-refundable deposit per property (\$2,500 MINIMUM - whichever is greater) immediately following auction. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. If you are a resident / citizen of a country outside of the US, certified funds (bank check, wire transfer, certified checks) are required for the down payment and closing. The balance of the purchase price and all closing costs are due at closing. Closing costs generally total approximately \$1,500 and include title exam, title policy, closing fee, filing costs and any other fees noted. If for any reason Seller does not perform or accept the terms of the Contract, the sole remedy shall be the return of Buyer's deposit.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while

in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to court or seller approval. Most sales are approved within 14 days. Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Williams & Williams and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Sale Day Notes for a full and complete understanding of Williams & Williams and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Disclosures

- Buyer acknowledges receipt of Addendum A: lead based paint disclosures, Appendix C-1: disclosure of brokerage services and Appendix D: Oklahoma square footage acknowledgement.
- Personal property not included. Only title to the real estate is being conveyed. Personal property, including, but not limited to, washer/dryer/refrigerator, may be present, but is not included in the auction.
- Chandelier in the entry does not convey. Simmons homes will replace and install with a new fixture prior to closing.
- Simmons homes will provide a "standard 1-year limited builder warranty".
- Association disclosure. Buyer acknowledges and understands that property is bound by the assessments and restrictions of a home owners association, and buyer agrees to be bound by same. Buyer agrees to assume any special assessments that may be payable in installments that are not yet due. Dues are approximately \$450 per year and are subject to change.

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